

WU & KAO, P.L.L.C.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK; COMMERCIAL DIVISION

BANK OF COMMUNICATIONS,
NEW YORK BRANCH,

Index No. 603101/03

Plaintiff,

JUDGMENT

-against-

OCEAN DEVELOPMENT AMERICA, INC.

Defendant.

-----X

This action having been commenced by the filing of a Summons and Verified Complaint on October 2, 2003, under the above-referenced index number, the Complaint being verified on 17th day of September, 2003; and the Summons and Verified Complaint having been served on the defendant on October 6, 2003, and proof of service having been filed with the Clerk of this Court; and the Verified Complaint alleging two causes of action; the first for payment of \$5,500,000.00 due on Revolving Note, dated May 1, 2001; and a second cause of action for the costs and reasonable attorneys's fees for incurred in bringing this action; and the Defendant having failed to answer the Complaint or appear in this action;

And the Plaintiff having received for the entry of a Default Judgment was made returnable on April 12, 2004, oral argument was held on April 29, 2004, and the motion was submitted on June 7, 2004, and the court having rendered a decision and order, dated September 29, 2004 and entered in the Office of Clerk on October 6, 2004, granted Default Judgment on Plaintiff's first cause of action in the amount of \$4,471,413.38, together with interest as prayed for allowable by law, accruing from August 21, 2003 until the date of entry of Judgment, as calculated by the Clerk, and thereafter at the statutory rate, together with cost and disbursements to be faxed by the Clerk upon

Submission of an appropriate bill of costs, and ordering the second cause of action which seeks attorney's fees, is severed and referred to a Referee to hear and report as to the reasonable amount of Plaintiff's attorney's fees and a referenced hearing having been on December 8, 2004, before the Honorable Lancelot B. Hewitt, Special Referee, and Special Referee Hewitt having rendered a report, dated February 9, 2005, and filed February 15, 2005, finding that the Plaintiff is entitled to an award of attorney's fees in the sum of \$12,534.75.

Now, on motion of Wu & Kao, P.L.L.C., attorneys for Plaintiff, it is

ADJUDGED that Plaintiff, Bank of Communications, New York Branch, with an office at 55 Broadway / One Exchange Plaza, New York, NY 10006, shall recover from Defendant, Ocean Development America, Inc., 13453-A Brooks Drive, Baldwin Park, California 91706, the amount \$4,471,413.38, together with interest from August 21, 2003, in the sum of \$ 402,427.20, together with costs and disbursements to be ~~taxed~~^{370.00} by the Clerk, in the amount of ~~\$570.00~~^{370.00}, for a total sum of ~~\$4,874,210.58~~^{\$4,874,210.58}, and that Plaintiff shall have execution therefor.

Judgement entered this 14 day of August 2006


Clerk

FILED

AUG 14 2006
COUNTY CLERK'S OFFICE
NEW YORK

PROPERTY SEARCH AGAINST

AP: 8535-024-003 Unit: 1
Address: 13453-A Brooks Dr
City: Baldwin Park
State: CA

Fee Title Vested in: HONGMING LI, and XIAOMIN ZHANG, husband and wife, as Joint Tenants, who acquired title by deed made by OCEAN DEVELOPMENT AMERICA, INC., dated June 24, 2004 and recorded August 17, 2004 in Instrument No. 04-2111649 in the Office of the Clerk of Los Angeles County.

PARTIES SEARCHED

Hongming Li
Xiaomin Zhang

RETURNS

SEARCH

RETURNS

NONE FOUND

Judgments and Liens (County)

X

Federal Tax Liens

X

County UCC

X

Bankruptcies

X



LAST DEED OF CONVEYANCE

This page is part of your document - DO NOT DISCARD

04 2111649

REC'D
RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
08/17/04 AT 08:00am

TITLE(S) : DEED



FEE

FEE \$10 SS
2

D.T.T

571 -

CODE
20

CODE
19

CODE
9

SURVEY, MONUMENT FEE \$10. CODE 9 9

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

9535-024-003

001

THIS FORM NOT TO BE DUPLICATED

Order: 26278468F Doc: CA;LA:DYL;2004.2111649

1 of 3 -

InterTitle_PIST

8/17/04

04 2111649

2

RECORDING REQUESTED BY
INVESTORS TITLE COMPANY
AND WHEN RECORDED MAIL TO

HONGMING LI
13453-A BROOKS DRIVE,
BALDWIN PARK, CA 91706

A P N 8535-074-003

Order No 14024911-4

Space Above This Line for Recorder's Use Only
Eacrow No 2021383-RT

CORPORATION GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS COUNTY 572.00
computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area, DC City of Baldwin Park, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
OCEAN DEVELOPMENT AMERICA, INC., A CALIFORNIA CORPORATION

organized under the laws of the State of California

hereby GRANT(S) to HONGMING LI, AND XIAOMIN ZHANG, HUSBAND AND WIFE AS JOINT TENANTS

the following described property in the City of Baldwin Park, County of Los Angeles State of California,

Legal description as per Exhibit "A" attached hereto and made a part hereof.

OCEAN DEVELOPMENT AMERICA, INC., A
CALIFORNIA CORPORATION

By Xiaomin Zhang
XIAOMIN ZHANG, President

Document Date June 24, 2004

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 24th June 2004

personally appeared XIAOMIN ZHANG before me MARTY E. BERL
I, the undersigned, being a duly qualified and authorized officer of the State of California, do hereby certify that the foregoing is a true and correct copy of the original as the same is on file in my office, and that by law the signature of the person(s) on the instrument is the person(s) who executed the instrument.

WITNESS my hand and official seal

Signature Marty E. Berl
MEB



Mail Tax Statements to SAME AS ABOVE or Address Noted Below

Order: 26278468F Doc: CA:LA:DYE:2004.2111649

- 2 of 3 -

InterTitle_PIST

8/17/04

Page No 9
File No 14824911

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**Exhibit A
LEGAL DESCRIPTION**

All that certain real property situate in the County of LOS ANGELES, State of California, described as follows

PARCEL 1A

AN UNDIVIDED 10 2553 PERCENT INTEREST IN AND TO PARCEL 5 OF PARCEL MAP NO 1228, IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 239, PAGES 76 AND 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 1B

AN UNDIVIDED 45 3 PERCENT INTEREST IN AND TO ALL OF PARCELS 1 AND 6 OF PARCEL MAP NO 1228, AS SHOWN UPON A MAP FILED IN BOOK 239, PAGES 76 AND 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM ALL THOSE PORTIONS SHOWN AND DEFINED AS UNIT(S) 1 AND 2 NO THE CONDOMINIUM PLAN RECORDED MARCH 22, 1991 AS INSTRUMENT NO 91-408192 AND AMENDED APRIL 25, 1991 AS INSTRUMENT NO 91-592944, BOTH OF OFFICIAL RECORDS

PARCEL 1C

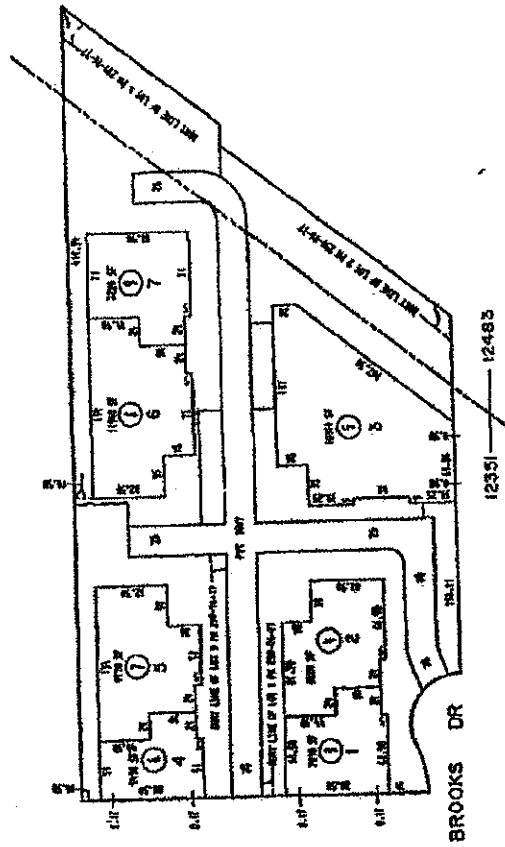
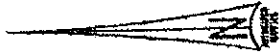
UNIT 1 AS SHOWN AND DEFINED IN THE CONDOMINIUM PLAN REFERRED TO ABOVE

APN No 8535-024-003 /

04 2111649

1-800-345-7334
 SCALE 1/8" = 1'-0"
 SHEET 24
 1999
 1999
 1999

| AIRSPACE | | SUBDIVISION | |
|----------------|-----------|-------------|------------------|
| PLAN REFERENCE | TRACT NO. | BLK/LOTS | TYPE OF AIRSPACE |
| 2-22-91 | 21-77 | 1-9 | CONDO |
| SHEET 2 | | SHEET 2 | |



SUBDIVISION OF AIRSPACE
 CONDOMINIUM P M 239-76-77
 FOR COUNCIL AND CITY OF LOS ANGELES
 VERTICAL AIRSPACE OF THIS EXTENDED DEFINITION MAPS AND CONDOMINIUMS

APR 27 1999

MORTGAGES OF RECORD

Mortgage Schedule

Title No.: KTA-X-36277-CA-LA

1. Mortgage made by HONGMING LI, and XIAOMIN ZHANG, to FAR EAST NATIONAL BANK, in the amount of \$500,000.00, dated 11/14/2005 and recorded 11/29/2005 in Instrument No. 05-2895466.

2. Assignment of Leases and Rents between HONGMING LI, and XIAOMIN ZHANG, to FAR EAST NATIONAL BANK, Assignee, dated 11/14/2005 and recorded 11/29/2005 in Instrument No. 05-2895467.

BANKRUPTCIES

U.S. Party/Case Index Bankruptcy Name Search Results

Page 1 of 1

U.S. Party/Case Index

Bankruptcy Name Search Results

0 Total Party matches for selection ZHANG, XIAOMIN for ALL COURTS

Search Complete


Thu Feb 16 08:59:49 CST 2006

No Matches Found

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| 02/16/2006 08:59:49 | | | |
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| Description: | Bankruptcy srch pg 1 | Search Criteria: | ZHANG, XIAOMIN |
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Page 1 of 1

U.S. Party/Case Index

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0 Total Party matches for selection LI, HONGMING for ALL COURTS
Search Complete

Thu Feb 16 08:59:28 CST 2006

No Matches Found

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| | | | |
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| PACER Login: | kr0794 | Client Code: | |
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